

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49867

Property Information

property address: 1501 S TEXAS AVE  
legal description: WOODLAND HEIGHTS #2, BLOCK 2, LOT 1,2,3  
owner name/address: COOKS MOTOR PARTS DEPOT INC  
1501 S TEXAS AVE  
BRYAN, TX 77802-1016  
full business name: Cooks MAPA Auto Parts  
land use category: Owner Retail type of business: Auto Parts Store  
current zoning: C-3 occupancy status: Occupied  
lot area (square feet): 56656 frontage along Texas Avenue (feet): 315  
lot depth (feet): 180 sq. footage of building: 6360  
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
NO

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1  
type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1985 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 31  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 9x16 sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☐ yes ☐ no  
if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_